

City of Wichita, Kansas Americans with Disabilities Act Transition Plan Lawrence Dumont Stadium

Address

October 2005



Prepared by

DMCG
Disability Management Consulting Group L.L.C.
2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
		ADAAG Specifications		Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information		Date to be Corrected	Date Completed (Include initial)
Location	Identified Issue		Recommended Correction							Finalized Correction		
1. Pedestrian Paths	The curb ramps, located at the main public gate, do not have detectable warning surfaces.	4.7.7	Since these curb ramps lead to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. Modify the existing curb cuts to comply with ADAAG specifications pertaining to a detectable warning surface and truncated domes.	H ®	H	M	2	\$500	Detectable Warning Suspension Detectable Warning Specifications #1, #2			
2. Main Gate Area	The ATM booth does not provide appropriate space for a 5-foot by 5-foot turning radius.	4.2.3	In situations where an individual who uses a wheelchair must turn 180-degrees, a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)) is required. See Appendix Note for more information. Modify the booth so that a 5-foot by 5-foot free and clear diameter floor space exists, if doing so is technically feasible.	L	H	M	3 4	\$2,000	See Appendix Note for more information.			
3. Main Gate Area	The ticket sales teller trays are located too high at 46-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower at least two of the existing trays to a maximum height of 36-inches.	M	H	M	6	\$200	ADAAG New ADAAG			
4. Main Gate Area	At the ticket sales windows, appropriate clear width does not exist between guardrails and appropriate space does not exist for a U-turn when exiting the window.	4.3.3	The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and (b) . Provide appropriate clear width and maneuvering space leading to and away from at least two of the ticket sales windows, where he path complies with ADAAG fig. 7(b).	H H	H	M	6	\$500	ADAAG			
5. Main Gate – Concession Area	The counter, located below the Fan Depot sign, is too high at 39-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	7	\$200	ADAAG New ADAAG			

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
6. Main Gate – Concession Area	The counter, at the General Store, is too high at 41-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	8	\$200	ADAAG New ADAAG			
7. Main Gate – Concession Area	All concession counters, with brown color signs overhead, are too high at 43-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of each existing counter to a maximum height of 36-inches.	M	H	M	9	\$1,000	ADAAG New ADAAG			
8. Main Gate – Concession Area	Both counters, under the Big Rick's signs, are too high and are protruding objects.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. The existing counters protrude over 9-inches from walls and their leading edges are higher than 27-inches. Provide a cane detection object underneath both counters and Lower a portion of each existing counter to a maximum height of 36-inches.	H ®	H	M	10	\$1,000	ADAAG New ADAAG Building Block 2 – 27" to 80" zone			
9. Main Gate – Concession Area	The counter, at Big Rick's Hut, is too high at 47-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	11	\$200	ADAAG New ADAAG			
10 Seating	Edge protection does not exist at designated wheelchair seating locations.	4.8.7	Removable seats exist throughout the seating area where and when necessary. In addition, a fully accessible elevator and lift exist leading to wheelchair seating areas. However, handrails or other edge protection does not exist at the designated wheelchair seating areas. Although ADAAG does not specifically address edge protection in assembly areas, we request that consideration be given to the installation of such edge protection for safety reasons.	H ®	H	M	12	\$2,000	See Building Block 15 – Assembly Areas			

[illegible]

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
15. Concessions – 1 st Base Side	The counter, at the Sunset Saloon, is too high at 44-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	47	\$200	ADAAG New ADAAG			
16. Concessions – 1 st Base Side	The counter, at the Jack Daniels concession, is too high at 51-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	48	\$200	ADAAG New ADAAG			
17. Concessions – 1 st Base Side	An abrupt change in level exists on the ground at the Jack Daniels concession and a portion of the ground surface is dirt.	4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). In addition, accessible surfaces are required to be stable, firm and slip-resistant. Modify the surface area at the counter to comply with ADAAG specifications.	M ®	H	M	48	\$300	ADAAG			
18. Office	The counter in the Office is located too high at 43-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	H	H	M	64	\$0	ADAAG New ADAAG			
19. Office	Appropriate maneuvering clearance does not exist on the latch pull side of the entrance door.	4.13.6	The existing entrance door does not provide appropriate maneuvering space at the latch pull side due to a chair. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Move the chair so that appropriate maneuvering space exists.	M	H	M	65	\$0	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
20. Office	A slope exists leading to the entrance door threshold.	4.13.6	The existing entrance door has a sloped surface leading to the threshold. ADAAG requires a certain amount of level clear floor space on each side of pubic doors. Ensure a level area exists on the exterior of the entrance door.	M	H	M	6 5 6 6	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
21. Restrooms – West Side (3 rd Base)	Braille signage, at the men’s and women’s restroom entrances that are located closest to the Main Gate, are in the wrong location.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance doors.	L	H	M	1 2 1 9	\$50	Signage Specifications for Permanent Rooms and Spaces			
22. Restrooms – West Side (3 rd Base)	The lavatory, in the men’s restroom located closest to the Main Gate, has exposed pipes underneath.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	1 3	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
23. Restrooms – West Side (3 rd Base)	The water closets, in the men’s and women’s restrooms located closest to the Main Gate, are centered at 21-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets so they are centered at 18-inches or move a portion of the sidewalls so the water closets are centered at 18-inches.	L	H	M	1 6 2 2	\$1,000	Restroom Figures – Building Blocks			
24. Restrooms – West Side (3 rd Base)	The coat hooks, in the men’s and women’s restrooms located closest to the Main Entrance, are too high at 57-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hooks protruding objects.	L	H	M	1 5 2 4	\$10	Building Block 10 – Reach Ranges			

[illegible]

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
33. Restrooms – West Side (3 rd Base)	The coat hooks, in the men’s and women’s restrooms located furthest from the Main Entrance, are too high at 57-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hooks protruding objects.	L	H	M	2933	\$20	Building Block 10 – Reach Ranges			
34. Restrooms – West Side (3 rd Base)	The water closets, in the men’s and women’s restrooms located furthest from the Main Gate, are centered at 19 and 24-inches, respectively.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets so they are centered at 18-inches or move a portion of the sidewalls so the water closets are centered at 18-inches.	L	H	M	2933	\$1,000	Restroom Figures – Building Blocks			
35. Restrooms – West Side (3 rd Base)	The urinal, in the men’s restroom located furthest from the Main Gate, is too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	27	\$100	See the Accessible Urinals figure for more details.			
36. Restrooms – Skybox	The toilet stalls, in the men’s and women’s restrooms, are too narrow measuring 48 X 92-inches.	4.23	The existing configuration of the accessible stalls do not comply with ADAAG accessible stall specifications. The existing stall is too narrow at 54-inches wide (60-inches required). Modify the existing stalls to comply with ADAAG specifications, if doing so is technically feasible.	H	H	M	41	\$1,000	Restroom Figures – Building Blocks			
37. Restrooms – Skybox	The coat hooks, in the men’s and women’s restrooms, are too high at 65-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hooks protruding objects.	L	H	M	2933	\$20	Building Block 10 – Reach Ranges			

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
38. Restrooms – Skybox	The grab bars in the accessible stalls or the men’s and women’s restrooms are located too high at 37.5-inches.	4.16.4	According to ADAAG, grab bars at water closets are required to comply with Figure 29 and mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	41	\$400	Restroom Figures – Building Blocks			
39. Restrooms – Skybox	Round knobs exist on the lavatories in the men’s and women’s restrooms for faucet controls.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.	M	H	M	N A	\$200	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
40. Restrooms – Skybox	Braille signage, at the women’s restroom, is in the wrong location.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance door.	L	H	M	45	\$25	Signage Specifications for Permanent Rooms and Spaces			
41. Restrooms – 1 st Base Side	The drinking fountains, between the men’s and women’s restrooms are accessible to individuals who use wheelchairs, but a hi-lo fountain does not exist.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist on this level.	L	H	M	49	\$300	Building Block 7 – Drinking Fountains			
42. Restrooms – 1 st Base Side	Braille signage at the men’s and women’s restroom entrances, are in the wrong locations.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance doors.	L	H	M	50 54	\$50	Signage Specifications for Permanent Rooms and Spaces			

City of Wichita – ADA/504 Transition Plan – Lawrence Dumont Stadium - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
43. Restrooms – 1 st Base Side	The seat cover dispensers, in the men's and women's restrooms, are too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. The existing dispenser in the women's room has a long overreach. Lower the seat cover dispensers in each restroom to meet ADAAG reach range specifications.	M	H	M	53 56	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.			
44. Restrooms- 1 st Base Side	The water closets, in the men's and women's restrooms, are centered at 19-inches, respectively.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets so they are centered at 18-inches or move a portion of the sidewalls so the water closets are centered at 18-inches.	L	H	M	52 55	\$1,000	Restroom Figures – Building Blocks			
45. Restrooms- 1 st Base Side	The coat hooks, in the men's and women's restrooms, are located too high at 56 and 60-inches, respectively.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook in each restroom making sure not to make the hooks protruding objects.	L	H	M	51 55	\$20	Building Block 10 – Reach Ranges			
46. Restrooms- Outfield Budweiser Party Pavilion	The men's and women's restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	58 61	\$50	Signage Specifications for Permanent Rooms and Spaces			

Lawrence Dumont Stadium - Conceptual Cost Projections		
Total		\$18,400
Year One (Very High)	—	\$1,500
Year Three (High)	—	\$3,500
Year Five (Medium)	—	\$5,200
Year Ten (Low)		\$8,200